



**CITY OF PLANO  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>	
<input type="checkbox"/> Consent	<input type="checkbox"/> Regular <input type="checkbox"/> Statutory
Council Meeting Date:	12/12/11
Department:	Parks and Recreation
Department Head	Amy Fortenberry
Agenda Coordinator (include phone #): <b>Susan Berger (7255)</b>	

**CAPTION**

To approve and authorize a contract with Mesa Design Associates, Inc. to provide Landscape Architectural Services in conjunction with the revised and updated master plan of Oak Point Park & Nature Preserve in an amount not to exceed \$137,828.50, and authorizing the City Manager or his designee to execute any and all documents necessary to effectuate the contract.

**FINANCIAL SUMMARY**

NOT APPLICABLE       OPERATING EXPENSE       REVENUE       CIP

FISCAL YEAR: <b>2011-12</b>	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget	0	250,000	1,400,000	<b>1,650,000</b>
Encumbered/Expended Amount	0	-109,500	0	<b>-109,500</b>
This Item	0	-137,829	0	<b>-137,829</b>
BALANCE	0	2,671	1,400,000	<b>1,402,671</b>

**FUND(S):      PARK IMPROVEMENT CIP**

**COMMENTS:** Funds are available in the FY 2011-12 Park Improvement CIP. This item, in the amount of \$137,829, will leave a current year balance of \$2,671 for the Oak Point Park Development project.

**STRATEGIC PLAN GOAL:** Landscape architectural services relate to the City's Goal of Great Neighborhoods - 1st Choice to Live.

**SUMMARY OF ITEM**

The attached Landscape Architectural Services Agreement with Mesa Design Associates, Inc. is for research and preparation of a revised and updated master plan for Oak Point Park and Nature Preserve.

New opportunities for large concerts, running events and other recreational activities need to be planned for and incorporated into the parks master plan in an environmentally sensitive way. Also, user feedback and use patterns have emerged since the park was opened and need to be evaluated prior to future phases of development.

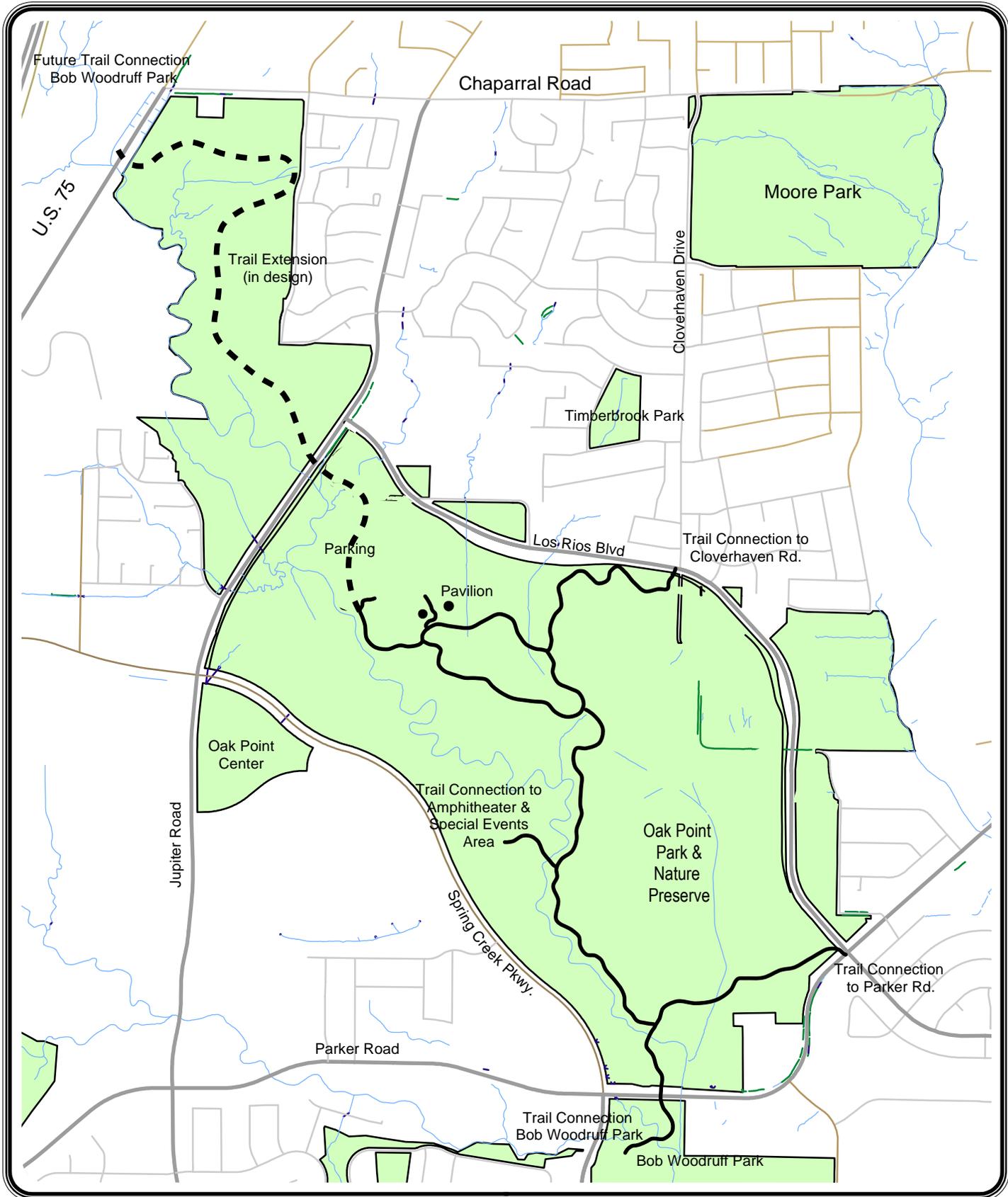
The total contract fee is \$137,828.50 and includes basic services and reimbursable expenses. The basic services are \$119,850 and the reimbursable expenses are \$17,978.50.



## CITY OF PLANO COUNCIL AGENDA ITEM

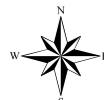
Mesa Design Associates, Inc. is on the 2010-11 lists of qualified consultants for landscape architectural services. Mesa Design Associates, Inc. has successfully completed other master planning and design projects for the City of Plano.

List of Supporting Documents:	Other Departments, Boards, Commissions or Agencies
Location Map Landscape Architectural Services Agreement	



# Oak Point Park & Nature Preserve

Revised & Updated Master Plan



Parks & Recreation Department  
Park Planning

**OAK POINT PARK & NATURE PRESERVE, REVISED MASTER PLAN**

**PROJECT NO. 6198**

**LANDSCAPE ARCHITECT SERVICES AGREEMENT**

**THIS AGREEMENT** is made and entered by and between the **CITY OF PLANO, TEXAS**, a Home-Rule Municipal Corporation, hereinafter referred to as "City", and **MESA DESIGN ASSOCIATES, INC.**, a **TEXAS** Corporation, licensed to do business in the State of Texas, hereinafter referred to as "Architect", to be effective from and after the date as provided herein.

**WITNESSETH:**

**WHEREAS**, the City desires to engage the services of the Architect to perform landscape architectural services in connection with the **OAK POINT PARK & NATURE PRESERVE, REVISED MASTER PLAN** project located in the City of Plano, Collin County, Texas, hereinafter referred to as the "Project"; and

**WHEREAS**, the Architect desires to render such Architectural services for the City upon the terms and conditions provided herein.

**NOW, THEREFORE**, for and in consideration of the covenants contained herein, and for the mutual benefits to be obtained hereby, the parties hereto agree as follows:

**I. Employment of the Architect**

The City hereby agrees to retain the Architect to perform professional services in connection with the Project. Architect agrees to perform such services in accordance with the terms and conditions of this Agreement.

**II. Scope of Services**

The parties agree that Architect shall perform such services as are set forth and described in Exhibit "A", which is attached hereto and thereby made a part of this Agreement. The parties understand and agree that deviations or modifications in the form of contract modifications orders may be authorized from time to time by the City.

**III. Schedule of Work**

The Architect agrees to commence work immediately upon execution of this Agreement, and to proceed diligently with said work, except for delays beyond the

reasonable control of Architect, to completion as described in the Completion Schedule, attached hereto as Exhibit "B" and thereby made a part of this Agreement.

#### **IV. Compensation and Method of Payment**

The parties agree that Architect shall be compensated for all services provided pursuant to this Agreement in the amount and manner described and set forth in the Payment Schedule attached hereto and incorporated herein as Exhibit "C". The contract amount specified in Exhibit "C" shall not be exceeded without the written permission of the City.

#### **V. Information to be Provided by the City**

The City agrees to furnish, prior to commencement of work, all that information requested by Architect and available in City's files.

#### **VI. Insurance**

Architect agrees to meet all insurance requirements, and to require all consultants who perform work for Architect to meet all insurance requirements, as set forth on Exhibit "D", which is attached hereto and thereby made a part of this Agreement.

Architect agrees to notify the City of any changes in insurance policy coverage, including but not limited to changes in limits and cancellation. The Architect shall notify the City in writing of any changes within forty-eight (48) hours of the change. The Architect's notice shall include a description of the changes and how those changes vary from the insurance requirements of the contract/agreement.

#### **VII. INDEMNITY**

**THE ARCHITECT AGREES TO DEFEND, INDEMNIFY AND HOLD THE CITY AND ITS RESPECTIVE OFFICERS, AGENTS AND EMPLOYEES, HARMLESS AGAINST ANY AND ALL CLAIMS, LAWSUITS, JUDGMENTS, FINES, PENALTIES, COSTS AND EXPENSES FOR PERSONAL INJURY (INCLUDING DEATH), PROPERTY DAMAGE OR OTHER HARM OR VIOLATIONS FOR WHICH RECOVERY OF DAMAGES, FINES, OR PENALTIES IS SOUGHT, SUFFERED BY ANY PERSON OR PERSONS, THAT MAY ARISE OUT OF OR BE OCCASIONED BY ARCHITECT'S BREACH OF ANY OF THE TERMS OR PROVISIONS OF THIS CONTRACT, VIOLATIONS OF LAW, OR BY ANY NEGLIGENT, GROSSLY NEGLIGENT, INTENTIONAL, OR STRICTLY LIABLE ACT OR OMISSION OF THE ARCHITECT, ITS OFFICERS, AGENTS, EMPLOYEES, INVITEES, SUBCONTRACTORS, OR SUB-SUBCONTRACTORS AND THEIR RESPECTIVE OFFICERS, AGENTS, OR REPRESENTATIVES, OR ANY OTHER PERSONS OR**

ENTITIES FOR WHICH THE ARCHITECT IS LEGALLY RESPONSIBLE IN THE PERFORMANCE OF THIS CONTRACT. THE INDEMNITY PROVIDED FOR IN THIS PARAGRAPH SHALL NOT APPLY TO ANY LIABILITY RESULTING FROM THE SOLE NEGLIGENCE OF THE CITY, AND ITS OFFICERS, AGENTS, EMPLOYEES OR SEPARATE ARCHITECTS. THE CITY DOES NOT WAIVE ANY GOVERNMENTAL IMMUNITY OR OTHER DEFENSES AVAILABLE TO IT UNDER TEXAS OR FEDERAL LAW. THE PROVISIONS OF THIS PARAGRAPH ARE SOLELY FOR THE BENEFIT OF THE PARTIES HERETO AND ARE NOT INTENDED TO CREATE OR GRANT ANY RIGHTS, CONTRACTUAL OR OTHERWISE, TO ANY OTHER PERSON OR ENTITY.

ARCHITECT AT ITS OWN EXPENSE IS EXPRESSLY REQUIRED TO DEFEND CITY AGAINST ALL SUCH CLAIMS. CITY RESERVES THE RIGHT TO PROVIDE A PORTION OR ALL OF ITS OWN DEFENSE; HOWEVER, CITY IS UNDER NO OBLIGATION TO DO SO. ANY SUCH ACTION BY CITY IS NOT TO BE CONSTRUED AS A WAIVER OF ARCHITECT'S OBLIGATION TO DEFEND CITY OR AS A WAIVER OF ARCHITECT'S OBLIGATION TO INDEMNIFY CITY PURSUANT TO THIS AGREEMENT. ARCHITECT SHALL RETAIN DEFENSE COUNSEL WITHIN SEVEN (7) BUSINESS DAYS OF CITY'S WRITTEN NOTICE THAT CITY IS INVOKING ITS RIGHT TO INDEMNIFICATION UNDER THIS AGREEMENT. IF ARCHITECT FAILS TO RETAIN COUNSEL WITHIN THE REQUIRED TIME PERIOD, CITY SHALL HAVE THE RIGHT TO RETAIN DEFENSE COUNSEL ON ITS OWN BEHALF AND ARCHITECT SHALL BE LIABLE FOR ALL COSTS INCURRED BY THE CITY.

#### **VIII. Independent Contractor**

Architect covenants and agrees that Architect is an independent contractor and not an officer, agent, servant or employee of City; that Architect shall have exclusive control of and exclusive right to control the details of the work performed hereunder and all persons performing same, and shall be responsible for the acts and omissions of its officers, agents, employees, contractors, subcontractors and consultants; that the doctrine of respondeat superior shall not apply as between City and Architect, its officers, agents, employees, contractors, subcontractors and consultants, and nothing herein shall be construed as creating a partnership or joint enterprise between City and Architect.

#### **IX. Assignment and Subletting**

The Architect agrees that neither this Agreement nor the work to be performed hereunder will be assigned or sublet without the prior written consent of the City. The Architect further agrees that the assignment or subletting of any portion or feature of the work or materials required in the performance of this Agreement shall not relieve the Architect from its full obligations to the City as provided by this Agreement.

## **X. Audits and Records/Prohibited Interest**

The Architect agrees that at any time during normal business hours and as often as City may deem necessary, Architect shall make available to representatives of the City for examination all of its records with respect to all matters covered by this Agreement, and will permit such representatives of the City to audit, examine, copy and make excerpts or transcripts from such records, and to make audits of all contracts, invoices, materials, payrolls, records of personnel, conditions of employment and other data relating to all matters covered by this Agreement, all for a period of one (1) year from the date of final settlement of this Agreement or for such other or longer period, if any, as may be required by applicable statute or other lawful requirement.

The Architect agrees that it is aware of the prohibited interest requirements of the City Charter and Code of Conduct and will abide by the same. Further, a lawful representative of Architect shall execute the affidavit shown in Exhibit "E". Architect understands and agrees that the existence of a prohibited interest during the term of this contract will render the contract voidable.

## **XI. Contract Termination**

The parties agree that City shall have the right to terminate this Agreement with or without cause upon thirty (30) days written notice to Architect. In the event of such termination, Architect shall deliver to City all finished or unfinished documents, data, studies, surveys, drawings, maps, models, reports, photographs or other items prepared by Architect in connection with this Agreement. Architect shall be entitled to compensation for any and all work completed to the satisfaction of City in accordance with the provisions of this Agreement prior to termination.

## **XII. Architect's Opinion of Probable Construction Costs**

The parties recognize and agree that any and all opinions of probable construction costs prepared by Architect in connection with the Project represent the best judgment of Architect as a design professional familiar with the construction industry, but that the Architect does not guarantee that any bids solicited or received in connection with the Project will not vary from opinions prepared by Architect.

## **XIII. Ownership of Documents**

Original drawings and specifications are the property of the Architect; however, the Project is the property of the City and Architect may not use the drawings and specifications therefor for any purpose not relating to the Project without City's consent. City shall be furnished with such reproductions of drawings and specifications as City may reasonably require. Upon completion of the work or any earlier termination of this Agreement under Article XI, Architect will revise drawings to reflect changes made

during construction and he will promptly furnish the City with one (1) complete set of reproducible record prints. Prints shall be furnished, as an additional service, at any other time requested by City. All such reproductions shall be the property of the City who may use them without Architect's permission for any proper purpose including, but not limited to, additions to or completion of the Project. However, use of the documents for other than their intended purpose shall be at the sole risk of the City.

#### **XIV. Complete Contract**

This Agreement, including the Exhibits lettered "A" through "E", constitute the entire agreement by and between the parties regarding the subject matter hereof and supersedes all prior or contemporaneous written or oral understandings. This Agreement may only be amended, supplemented, modified or canceled by a duly executed written instrument.

#### **XV. Mailing of Notices**

Unless instructed otherwise in writing, Architect agrees that all notices or communications to City permitted or required under this Agreement shall be addressed to City at the following address:

City of Plano  
Parks Department  
P.O. Box 860358  
Plano, TX 75086-0358

City agrees that all notices or communications to Architect permitted or required under this Agreement shall be addressed to Architect at the following address:

Mesa Design Associates, Inc.  
1807 Ross Avenue, Suite 333  
Dallas, TX 75201  
Attn: Fred Walters

All notices or communications required to be given in writing by one party or the other shall be considered as having been given to the addressee on the date such notice or communication is posted by the sending party.

## **XVI. Miscellaneous**

### **A. Paragraph Headings:**

The paragraph headings contained herein are for convenience only and are not intended to define or limit the scope of any provision in this Agreement.

### **B. Contract Interpretation:**

Although this Agreement is drafted by the City, should any part be in dispute, the parties agree that the Agreement shall not be construed more favorably for either party.

### **C. Venue/Governing Law:**

The parties agree that the laws of the State of Texas shall govern this Agreement, and that it is performable in Collin County, Texas. Exclusive venue shall lie in Collin County, Texas.

### **D. Successors and Assigns:**

City and Architect, and their partners, successors, subcontractors, executors, legal representatives, and administrators are hereby bound to the terms and conditions of this Agreement.

### **E. Severability:**

In the event a term, condition, or provision of this Agreement is determined to be void, unenforceable, or unlawful by a court of competent jurisdiction, then that term, condition, or provision, shall be deleted and the remainder of the Agreement shall remain in full force and effect.

### **F. Effective Date:**

This Agreement shall be effective from and after execution by both parties hereto.

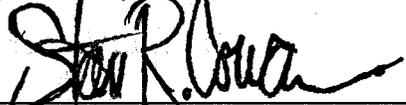
G. Authority to Sign:

The undersigned officers and/or agents of the parties hereto are the properly authorized officials and have the necessary authority to execute this Agreement on behalf of the parties hereto.

**SIGNED** on the date indicated below.

**MESA DESIGN ASSOCIATES, INC.**  
A TEXAS Corporation

DATE: 11-29-2011

BY:   
Stan Cowan  
PRESIDENT

**CITY OF PLANO, TEXAS**

DATE: \_\_\_\_\_

BY: \_\_\_\_\_  
Bruce D. Glasscock  
CITY MANAGER

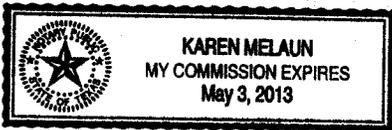
**APPROVED AS TO FORM:**

\_\_\_\_\_  
Diane C. Wetherbee  
CITY ATTORNEY

**ACKNOWLEDGMENTS**

STATE OF TEXAS       §  
                                  §  
COUNTY OF DALLAS   §

This instrument was acknowledged before me on the 29 day of November, 2011, by **STAN COWAN, PRESIDENT**, of **MESA DESIGN ASSOCIATES, INC.** a **TEXAS** corporation, licensed to do business in the State of Texas, on behalf of said corporation.



Karen Melaun  
Notary Public, State of Texas

STATE OF TEXAS       §  
                                  §  
COUNTY OF COLLIN   §

This instrument was acknowledged before me on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by **BRUCE D. GLASSCOCK, CITY MANAGER** of the **CITY OF PLANO, TEXAS**, a Home-Rule Municipal Corporation, on behalf of said municipal corporation.

\_\_\_\_\_  
Notary Public, State of Texas

## EXHIBIT "A"

### SCOPE OF SERVICES

#### PHASE I: SITE AND PREVIOUS PROGRAM ASSESSMENTS

##### TASK 1.1: KICK OFF AND DATA CONFIRMATION

MESA will meet with the City staff to review the previous planning efforts and initial phases of construction for the 800 acre park and associated systems of parks along Rowlett Creek. The previous design and construction efforts and offsite opportunities will be discussed and evaluated for their potential influence on the site and future park programming. We will walk the site to review all existing base data, planning initiatives previously explored as well as new initiatives identified by the City for the project. A key component of this meeting will be the confirmation of schedules (including key milestones, and critical path elements, etc.) and anticipated deliverables. We will also confirm the core client team, primary points of contact, stakeholder groups, and their roles within the planning process. Dates and formats for public workshops and congruent public survey strategies will be discussed. The Kick-Off Meeting will be used to formulate the initial approach and process for the assessments listed below.

**Product:** MESA will visit the sites, collect and synthesize base data into a composite existing conditions assessment plan, meet with City staff, and host the stakeholder interviews stipulated above. MESA will provide the City with one (1) hard copy of each map as well as digital files (PDF). Task includes two (2) meetings with city staff.

##### TASK 1.2: INITIAL VENUE FRAMEWORK

Based on initial meetings with city staff, MESA will formulate the initial venue framework which will be used to evaluate current and proposed park programming and master plan elements. Venues represent an organized collection of activities and events that share a common association or theme. They form the connection for activities, which are opportunities to engage in self-guided or facilitated actions or experiences. These in turn, create a basis for events which are special functions that occur seasonally, annually, or only at particular times.

**Product:** Compatibility and value matrix used to examine the relationships and potential opportunities which may be created through programmed venues, activities, and events. Compatibility and resulting relationships will be used to prioritize planning and design of specific facilities. Task includes three (3) meetings with city staff.

##### TASK 1.3: PROGRAMMING ASSESSMENT

After discussion and confirmation of the initial venue framework, assessment of the current master plan and existing improvements will be performed. The assessments will be weighed against the program and initiatives anticipated for development of future park facilities. The assessments will in turn identify issues of interest or concern to be investigated further via case studies in other similar facilities. The assessment task will be combined with a site visit to confirm the basis of policy, physical, natural, wildlife, historical, and cultural information about the site. The assessments include the following:

- A. Site Assessment: Environmental and Habitat Systems:** MESA will gain an understanding of the criteria for park program development based the natural and environmental systems present on the site and their potential relationship to large public venues. This assessment will be based on a review of existing data gathered by others currently within the city archives. Consideration will be given to impacts on the site by man's activities on the site, as well as the opportunities these activities may present. As part of this assessment, we will evaluate the most sensitive and critical habitat areas to be prioritized for preservation in the final master plan.
- B. Program Assessment: Programming, Comparable Facilities & Activities:** MESA will map the anticipated patterns of usage and circulation based upon City feedback at the Kick-Off Meeting (as well as positive and negative impacts of these activities) to gain an understanding of current and potential usage levels, and the inter-relationship between various programs. The differentiation of programs and spaces will

respond to facilities, natural features, programs, or contextual relationships. This assessment will incorporate research of similar facilities, their respective operations, and the positive and negative observations noted during the respective site visits. Connections to nearby facilities and creek ways will also be evaluated.

- C. City Staff Engagement:** MESA will facilitate a work session with City staff to collect their input on potential park program and maintenance operations. This work session will review previous initiatives for the park and affirm their relevance with this current phase of park planning. New program ideas will be discussed and evaluated to create a target list that will guide the master plan development. This task includes one (1) meeting with City staff.
- D. Infrastructure, Maintenance, and Operations Assessment:** MESA will evaluate the condition of existing on-site facilities, and built elements in terms of their physical condition, current use, and adaptability to future development. Functionality, security, operations and maintenance considerations will be documented as they relate to issues of on-going as well as special events maintenance activities and their impacts on sustainability. Data gathered from Task 1.4 will be used for comparison to other regional facilities with similar programs and operations will be compared to Oak Point Park to benefit from any "lessons learned" from other municipalities and their park operations.

**Product:** MESA will visit the sites, collect and synthesize base data into a composite existing conditions assessment plan, meet with City staff, and host the City staff meeting stipulated above. MESA will provide the city with one (1) hard copy of each map as well as digital files (PDF). MESA will meet with the City to prioritize all input received during citizen engagement meetings prior to moving with the following tasks. Task includes two (2) meetings with city staff.

#### **TASK 1.4: COMPARITIVE PARK ANALYSIS**

Working with City staff, MESA will formulate a list of potential parks and recreation sites that City staff and the design team may visit to comparatively evaluate program content, operations and maintenance, management, and design and construction of site elements. Two options are presented; a one day trip, up to 4 park sites utilizing a city van, and the other involves traveling with an overnight stay out of town. The purpose of the trips is to examine program elements which may be desirable to include in the Master Plan for future development. The findings of the comparative analysis will be documented in the Master Plan Report and used to develop the initial programming for the park.

**Product:** MESA will prepare comparative matrices and graphics depicting the information outlined above – photography may be included as necessary. The most compatible elements will be included in a summary of the master planning process, as well as project and site history, as components of the Final Report.

#### **TASK 1.5: ASSESSMENTS PRESENTATION & PROGRAMMING PRIORITIZATION**

MESA will host a workshop with the City staff to review the assessments, stakeholder input, and prioritize potential park improvements in conjunction with the programming vision. The design team will look for critique and confirmation of the assessments and engage with the attendees in a "visioning" session designed to take into account all assessments and assist in determining the most responsive direction for development. We will review anticipated phasing, temporary use for short-range initiatives, and program flexibility for the Master Plan. After this meeting, MESA will consolidate the thoughts into the informative presentation to be shared with the public as described in Task 1.6.

**Product:** MESA will host an assessment and programming workshop for City staff.

#### **TASK 1.6: PUBLIC INFORMATION MEETING – Programming and Vision Presentation**

MESA will conduct a workshop session with the community after content and agenda are confirmed as part of Task 1.5. The workshop will begin with a presentation of the findings and assessments associated with the park and similar facilities, adjusted per the input received from the City staff. MESA will facilitate a presentation providing commentary

on the park's program and master plan vision. This is envisioned as an informational meeting only, with presentation of limited graphics and a list of program and facility goals, objectives, and initiatives for the park.

**Product:** MESA will facilitate the public information meeting and create a summary document of all comments issued to the public to be referenced in future planning tasks. MESA will meet with the City to prioritize any final input received prior to moving with the following tasks.

## PHASE II: DESIGN MASTER PLAN

### TASK 2.1: CONCEPT MASTER PLAN

MESA will develop a descriptive level vision for the park that is directly derived from the goals identified in the City staff visioning and public workshops. This graphic is a preliminary concept that depicts the program for the park and comprises a checklist of effects (from the initial input) that the master plan must accomplish. It is the "structure" that the plan will be built around and serves as an opportunity for confirmation before development of the final vision. MESA will host a presentation to City staff and share the following aspects of the concept:

- A. Programs** will graphically depict zones for each venue/activity/event on site and serve to describe the relationships between each.
- B. Connectivity** identifies the external and internal linkages and circulation throughout the park and connections the surrounding park systems and creek ways.
- C. Facilities, Spaces, and Connections** will describe the list of structures and infrastructure that are necessary to provide and support the programs framework, also denoting circulation patterns, arrival sequences, and other patterns.
- D. The Operations Framework** will identify an approach to maintaining habitat where possible in conjunction with the proposed park program and operations. The management of park development and planning will be to increase the quality and vitality of the park's natural systems, directly addressing issues identified in the assessments stipulated as part of this task.

The Master Plan will address the appropriateness of the following programs suggested by the city, as well as those that may become apparent during the site assessments and visits to similar facilities. The program elements to be considered include, but may not be limited to:

- Recreational trails
- Special events and multi-purpose running trails
- 5k, 10k, ½ marathons, other special events and races
- Large Pavilion for group reservations
- Small pavilions for public use
- Restroom facility
- Recreational trail connections and rest locations with water and shade opportunities
- Nature preserve areas and conservation areas
- Prairie restoration and interpretation
- Group open space and passive use in turf
- Open space areas
- Suitable Parking, drainage, and utilities,
- Lighting and other infrastructure improvements
- Archery in designated use areas
- Pond enhancements and additional pond development within the park
- Associated parks and recreation facilities

A preliminary cost projection will be prepared for consideration. MESA will meet with the City to share the concept master plan, and adjustments will be made prior to the public presentation to be conducted in Task 2.2.

**Product:** MESA will prepare the concept master plan and supporting documents for internal City presentations and for use in subsequent public meetings. Task processes, findings, and recommendations will be summarized into a chapter within the final report. Task includes three (3) meetings with city staff.

### **TASK 2.2: PARK BOARD INFORMATION MEETING – Concept Master Plan Formulation**

MESA will present the Concept Plan to the Park Board in an informational presentation describing the process and programming which informs the proposed master plan. The Park Board will see the previous initiatives to set the framework for the master plan as well as the current goals as set forth by the City staff (from workshop #1) identified on the diagrammatic plan. Following the Park Board meeting, the design team will meet with the City staff in order to refine priorities if necessary based on any pertinent input received.

**Product:** MESA will facilitate the Park Board meeting and create a summary document of any further input received which is relevant to the design.

### **TASK 2.3: FINAL MASTER PLAN**

MESA will refine the Concept Master Plan into a vision for future park development. This will be a descriptive level graphic plan, including sections and perspectives necessary to convey the design, which will graphically depict all park amenities at a real scale – depicting forms, material concepts, habitat enhancements, and detailed connections. The plan will illustrate all programs and areas of park development and address the following areas of park development all comprised within one graphic:

- A. Thematic Structures** represent projects that address key thematic improvements such as support facilities for the amphitheater, restroom(s), and picnic pavilion facilities, as well as a group or “special events” pavilion. This portion of the plan will deal with any significant contributing to the definition of unique park districts.
- B. Traffic and Circulation Initiatives** identify those projects that establish an efficient and humble relationship between the park and its varied circulation patterns – pedestrian, vehicular, and trails, including community connections.
- C. Program Plan & Amenity Enhancement Initiatives** will organize the preservation, restoration, integration, and removal of program opportunities with the park.
- D. Implementation and Phasing Initiatives** will identify the subsequent design stages for the project and set a framework for implementation and funding mechanisms required to move forward at the anticipated schedule.
- E. The Conceptual Interpretive Plan (optional)** - This plan will develop an interpretive theme/ story outline for the park, and note the site elements necessary for conveying that educational storyline.

While the Final Master Plan illustrates the above mentioned elements (and others) on the site, the planning team will also prepare elevation studies, sections, perspective sketches and more detailed floor plans and alignments to illustrate the aesthetic character of the constructed vision. These schematic architectural studies of pavilions, amenities, and other thematic elements begin to give a sense of vitality and life to the plan.

MESA will prepare a refined cost projection and break out the holistic vision into a series of attainable and fundable phases for execution. The end result of this subtask will be the definition of a Phase I scope and construction budget to further refine and bring forth to implementation.

**Product:** MESA will prepare a master plan graphic and report that depicts the information outlined above – specific area enlargements, sections, elevations, and sketches may be prepared as necessary. The updated cost projection will break out the discussed phases of park development, and identify the scope of the first phase of construction. A

summary of the master planning process, as well as project and site history, and recommendations will be components of the Final Report. Task includes two (2) meetings with city staff.

**TASK 2.4: FINAL PROJECT PRESENTATION – City Staff**

MESA will make a final project presentation to the Park Planning staff of the vision and proposed Phase I of the Master Plan. This session will recap the goals, objectives, and process which defines this master plan study. If the City considers this an important component of the community outreach process, MESA will also host a meeting to share the phasing and priority breakout of particular projects with the Park Board or other entity. These services will be charged as an hourly expense according to the enclosed hourly rate schedule.

**EXHIBIT "B"**

<b>Task 1.1: Kick off, Data Confirmation, &amp; Assessments</b>	<b>Initiation:</b> Immediately upon execution of contract.	<b>Duration:</b> 2 weeks.
	<b>Staff Review</b>	<b>Duration:</b> 2 weeks.
<b>Task 1.2: Initial Venue Framework</b>	<b>Initiation:</b> Immediately upon conclusion of Task 1.2.	<b>Duration:</b> 2 weeks
	<b>Staff Review</b>	<b>Duration:</b> 2 weeks
<b>Task 1.3: Programming Assessment</b>		
A. Site Assessment: Environmental and Habitat Systems	<b>Initiation:</b> Immediately upon conclusion of Task 1.1.	<b>Duration:</b> 2 weeks.
B. Use Assessment: Programming, Comparable Facilities & Activities	<b>Initiation:</b> Immediately upon conclusion of Task 1.1.	<b>Duration:</b> 2 weeks.
	<b>Staff Review</b>	<b>Duration:</b> 3 weeks.
C. City Staff Engagement:	<b>Initiation:</b> Immediately upon conclusion of staff review.	<b>Duration:</b> 1 week.
D. Infrastructure, Maintenance, and Operations Assessment:	<b>Initiation:</b> Immediately upon conclusion of staff review.	<b>Duration:</b> 1 week.
E. Sensitivity Composite Assessment:	<b>Initiation:</b> Immediately upon conclusion of Task 1.3C-D.	<b>Duration:</b> 2 weeks
	<b>Staff Review</b>	<b>Duration:</b> 3 weeks.
<b>Task 1.4: Comparative Park Analysis</b>	<b>Initiation:</b> Immediately upon conclusion of Task 1.3.	<b>Duration:</b> 2 weeks
<b>Task 1.5: Assessments Presentation and Programming Prioritization</b>	<b>Initiation:</b> Immediately upon conclusion of Task 1.4.	<b>Duration:</b> 1 week
	<b>Staff Review</b>	<b>Duration:</b> 3 weeks
<b>Task 1.6: Public Information Meeting</b>	<b>Initiation:</b> Immediately upon conclusion of Task 1.2.	<b>Duration:</b> 1 week

**Task 1.1-1.6 Duration: 29 weeks**

<b>Task 2.1: Concept Master Plan</b>	<b>Initiation:</b> Immediately upon conclusion of Task 1.3.	<b>Duration:</b> 3 weeks
	<b>Staff Review</b>	<b>Duration:</b> 3 weeks
<b>Task 2.2: Park Board Information Meeting</b>	<b>Initiation:</b> Immediately upon conclusion of Task 2.1.	<b>Duration:</b> 1 week
	<b>Staff Review</b>	<b>Duration:</b> 3 weeks
<b>Task 2.3: Final Master Plan</b>	<b>Initiation:</b> Immediately upon conclusion of Task 2.2.	<b>Duration:</b> 5 weeks
	<b>Staff Review</b>	<b>Duration:</b> 3 weeks
<b>Task 2.4: Illustrative Graphics (concurrent w/2.3)</b>	<b>Initiation:</b> Immediately upon conclusion of Task 2.2.	<b>Duration:</b> 2 weeks
<b>Task 2.5: Final Project Presentation</b>	<b>Initiation:</b> Immediately upon conclusion of Task 2.3.	<b>Duration:</b> 2 weeks
	<b>Staff Review</b>	<b>Duration:</b> 5 weeks

**Task 2.1-2.5 Duration: 27 weeks**

**Total Duration of Services: 56 weeks**

**EXHIBIT "C"**

<b>Task 1.1: Kick off and Data Confirmation</b>	<b>Lump Sum: \$2,450.00</b>
<b>Task 1.2 Initial Venue Framework</b>	<b>Lump Sum: \$9,250.00</b>
<b>Task 1.3: Programming Assessment</b>	<b>Lump Sum: \$19,800.00</b>
A. Site Assessment: Habitat & Systems	Lump Sum: \$2,250.00
B. Program Assessment: Programming, Facilities & Activities	Lump Sum: \$6,400.00
C. City Staff Engagement:	Lump Sum: \$2,750.00
D. Infrastructure, Maintenance, and Operations:	Lump Sum: \$8,400.00
<b>Task 1.4: Comparative Park Analysis</b>	<b>Lump Sum: \$7,400.00</b>
A. Local Parks Analysis	Lump Sum: \$2,600.00
B. Regional Parks Analysis	Lump Sum: \$4,800.00
<b>Task 1.5: Assessments Presentation &amp; Programming Prioritization</b>	<b>Lump Sum: \$4,500.00</b>
<b>Task 1.6: Public Information Meeting</b>	<b>Lump Sum: \$4,500.00</b>
<b>Task 1.1-1.6 Total: \$47,900.00</b>	

<b>Task 2.1: Concept Master Plan</b>	<b>Lump Sum: \$22,500.00</b>
A. Programs	Lump Sum: \$3,750.00
B. Connectivity	Lump Sum: \$3,250.00
C. Facilities, Spaces, and Connections:	Lump Sum: \$8,250.00
D. The Operations Framework:	Lump Sum: \$7,250.00
<b>Task 2.2: Park Board Information Meeting</b>	<b>Lump Sum: \$4,500.00</b>
<b>Task 2.3: Final Master Plan</b>	<b>Lump Sum: \$37,450.00</b>
A. Thematic Structures	Lump Sum: \$9,500.00
B. Traffic and Circulation Initiatives	Lump Sum: \$7,250.00
C. Program plan & Amenity Enhancement	Lump Sum: \$8,250.00
D. Implementation and Phasing:	Lump Sum: \$5,200.00
E. Conceptual Interpretive Plan:	Lump Sum: \$7,250.00
<b>Task 2.4: Final Project Presentation</b>	<b>Lump Sum: \$7,500.00</b>
<b>Task 2.1-2.4 Total: \$71,950.00</b>	
<b>Task 1.1-2.4 Total Fees: \$119,850.00</b>	

**REIMBURSABLE EXPENSES**

Reimbursable non-labor costs for this project are not to exceed : **\$17,978.50**

**Total Cost of Task 1.1- 2.4 Services, and Expenses: \$137,828.50**

Services requested, but not specifically included in the scope of services listed above, will be considered additional services. Modifications to drawings, after approval by Owner, as a result of changes requested by Owner or other consultant will be considered additional services and billed at an hourly rate as follows:

Principal III	\$235.00
Principal II	\$200.00
Principal I	\$180.00
Associate Principal	\$150.00

Associate - Residential	\$150.00
Associate - Planning	\$150.00
Associate - Accounting	\$150.00
Associate - CA/CO	\$140.00
Associate - Landscape Architecture	\$130.00
Project Manager II	\$110.00
Project Manager I	\$100.00
Designer - Planning	\$ 90.00
Designer II	\$ 90.00
Designer I	\$ 75.00
Graphics/Marketing/Admin	\$ 75.00
Intern	\$ 50.00

## EXHIBIT "D"

### LANDSCAPE ARCHITECT

### INSURANCE

**INSURANCE:** (Review this section carefully with your insurance agent prior to bid or proposal submission. See "Insurance Checklist" on the last page or specific coverages applicable to this contract).

#### **1. General Insurance Requirements:**

- 1.1 The Architect (hereinafter called "Architect") shall not start work under this contract until the Architect has obtained at his own expense all of the insurance called for here under and such insurance has been approved by the City. Approval of insurance required of the Architect will be granted only after submission to the Purchasing Agent of original, signed certificates of insurance or, alternately, at the City's request, certified copies of the required insurance policies.
- 1.2 All insurance policies required hereunder shall be endorsed to include the following provision: "It is agreed that this policy is not subject to cancellation, non-renewal, without first providing the Risk Manager, City of Plano, at least ten (10) days prior written notice."

**NOTE: The words "endeavor to" and "but failure to mail such notice shall impose no obligation to liability of any kind upon the company, its agents or representatives" are to be eliminated from the cancellation provision of standard ACORD certificates of insurance.**

- 1.3 No acceptance and/or approval of any insurance by the City shall be construed as relieving or excusing the Architect from any liability or obligation imposed upon the provisions of the Contract.
- 1.4 The City of Plano (including its elected and appointed officials, agents, volunteers, and employees) is to be named as an additional insured under Architect's General Liability Policy, and the certificate of insurance, or the certified policy, if requested, must so state. Coverage afforded under this paragraph shall be primary as respects the City, its elected and appointed officials, agents and employees.
  - 1.4.1 The following definition of the term "City" applies to all policies issued under the contract:

The City Council of the City of Plano and any affiliated or subsidiary Board, Commission Authority, Committee, or Independent Agency (including those newly constituted), provided that such affiliated or subsidiary Board Commission, Authority, Committee, or Independent Agency is either a Body Politic created by the City Council of the City of Plano, or one in which controlling interest is vested in the City of Plano; and City of Plano Constitutional Officers.
- 1.5 The Architect shall provide insurance as specified in the "Insurance Checklist" (Checklist) found on the last page of the bid or proposal form. Full limits of insurance required in the Checklist of this agreement shall be available for claims arising out of this agreement with the City of Plano.

- 1.6 Architect agrees to defend and indemnify the City of Plano, its officers, agents and employees as provided in Paragraph VII. of this contract.
- 1.7 Insurance coverage required in these specifications shall be in force throughout the Contract Term. Should the Architect fail to provide acceptable evidence of current insurance within seven (7) days of written notice at any time during the Contract Term, the City shall have the absolute right to terminate the Contract without any further obligation to the Architect, and the Architect shall be liable to the City for the entire additional cost of procuring performance and the cost of performing the incomplete portion of the Contract at time of termination.
- 1.8 Written requests for consideration of alternate coverages must be received by the City Purchasing Manager at least ten (10) working days prior to the date set for receipt of bids or proposals. If the City denies the request for alternative coverages, the specified coverages will be required to be submitted.
- 1.9 All required insurance coverages must be acquired from insurers authorized to do business in the State of Texas and acceptable to the City. The City prefers that all insurers also have a policyholder's rating of "A-" or better, and a financial size of "Class VI" or better in the latest edition of A.M. Best, or A or better by Standard and Poors, unless the City grants specific approval for an exception.
- 1.10 Any deductibles shall be disclosed in the Checklist and all deductibles will be assumed by the Architect. Architect may be required to provide proof of financial ability to cover deductibles, or may be required to post a bond to cover deductibles.

**2. Architect's Insurance - "Occurrence" Basis:**

- 2.1 The Architect shall purchase the following insurance coverages, including the terms, provisions and limits shown in the Checklist.
  - 2.1.1 Commercial General Liability - Such Commercial General Liability policy shall include any or all of the following as indicated on the Checklist:
    - i. General aggregate limit is to apply per project;
    - ii. Premises/Operations;
    - iii. Actions of Independent Contractors;
    - iv. Contractual Liability including protection for the Architect from claims arising out of liability assumed under this contract;
    - v. Personal Injury Liability including coverage for offenses related to employment;
    - vi. Explosion, Collapse, or Underground (XCU) hazards; if applicable. This coverage required for any and all work involving drilling, excavation, etc.
  - 2.1.2 Business Automobile Liability including coverage for any owned, hired, or non-owned motor vehicles and automobile contractual liability.

2.1.3 Workers' Compensation - statutory benefits as required by the State of Texas, or other laws as required by labor union agreements, including Employers' Liability coverage.

**3.0 Consultant's Insurance – Claims Made**

**Professional Errors and Omissions**

The Consultant shall carry Professional Liability insurance which will pay for injuries arising out of negligent errors or omissions in the rendering, or failure to render professional services under the contract, for the term of the Contract and up to three years after the contract is completed in the amount shown in the Checklist.

Professional Errors and Omissions, Limit \$1,000,000  
per claim and aggregate of \$2,000,000

# LANDSCAPE ARCHITECT

## City of Plano - Insurance Checklist

("X" means the coverage is required.)

### Coverages Required

### Limits (Figures Denote Minimums)

- |                                                                                     |                                                                                                              |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------|
| <input checked="" type="checkbox"/> 1. Workers' Compensation & Employers' Liability | Statutory limits of State of Texas<br>\$100,000 accident \$100,000 disease<br>\$500,000 policy limit disease |
| <input type="checkbox"/> 2. For Future Use                                          |                                                                                                              |
| <input type="checkbox"/> 3. City Approved Alternative Workers' Comp. Program        | \$150,000 medical, safety program                                                                            |
| <input checked="" type="checkbox"/> 4. General Liability                            | Complete entry No. 26<br>Minimum \$500,000 each occurrence<br>\$1,000,000 general aggregate                  |
| <input checked="" type="checkbox"/> 5. General aggregate applies per project (CGL)  |                                                                                                              |
| <input checked="" type="checkbox"/> 6. Premises/Operations                          | (Items No. 3-10 & 12 require)                                                                                |
| <input checked="" type="checkbox"/> 7. Independent Contractors                      | <u>\$500,000</u> combined single limit<br>for bodily injury and property damage                              |
| <input type="checkbox"/> 8. Products                                                | damage each occurrence with                                                                                  |
| <input type="checkbox"/> 9. Completed Operations                                    | \$1,000,000 general aggregate that<br>applies to project under contract                                      |
| <input checked="" type="checkbox"/> 10. Contractual Liability                       |                                                                                                              |
| <input checked="" type="checkbox"/> 11. Personal Injury Liability                   | \$500,000 each offense & aggregate                                                                           |
| <input type="checkbox"/> 12. XCU Coverages                                          |                                                                                                              |
| <input checked="" type="checkbox"/> 13. Automobile Liability                        | \$500,000 Bodily Injury & Property                                                                           |
| <input checked="" type="checkbox"/> 14. Owned, Hired & Non-owned                    | Damage each accident                                                                                         |
| <input type="checkbox"/> 15. Motor Carrier Act Endorsement                          |                                                                                                              |
| <input checked="" type="checkbox"/> 16. Professional Liability                      | \$1,000,000 each claim \$1,000,000 each claim<br>and aggregate<br>\$2,000,000 aggregate                      |
| <input type="checkbox"/> 17. Garage Liability                                       | \$ _____ BI & PD each occurrence                                                                             |





# CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)  
11/16/2011

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

**IMPORTANT:** If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

<b>PRODUCER</b> McLaughlin Brunson Insurance Agency, LLP 6600 LBJ Freeway, Suite 220 Dallas TX 75240		<b>CONTACT NAME:</b> Patrick P McLaughlin <b>PHONE (AC, No, Ext):</b> (214) 503-1212 <b>FAX (AC, No):</b> (214) 503-8899 <b>E-MAIL:</b> <b>ADDRESS:</b> <b>PRODUCER CUSTOMER ID #:</b>													
<b>INSURED</b> Mesa Design Associates, Inc. 1807 Ross Avenue Suite 333 Dallas TX 75201		<b>INSURER(S) AFFORDING COVERAGE</b> <table border="1"> <tr><td>INSURER A: XL Specialty Insurance Company</td><td>37885</td></tr> <tr><td>INSURER B: Travelers Indemnity Company</td><td>25658</td></tr> <tr><td>INSURER C: Travelers Lloyds Ins. Company</td><td>41262</td></tr> <tr><td>INSURER D: Charter Oak Fire Insurance Co.</td><td>25615</td></tr> <tr><td>INSURER E: Travelers Indemnity Co of Conn</td><td>25682</td></tr> <tr><td>INSURER F:</td><td></td></tr> </table>		INSURER A: XL Specialty Insurance Company	37885	INSURER B: Travelers Indemnity Company	25658	INSURER C: Travelers Lloyds Ins. Company	41262	INSURER D: Charter Oak Fire Insurance Co.	25615	INSURER E: Travelers Indemnity Co of Conn	25682	INSURER F:	
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INSURER E: Travelers Indemnity Co of Conn	25682														
INSURER F:															

COVERAGES CERTIFICATE NUMBER: Cert ID 11579 REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS

INSR LTR	TYPE OF INSURANCE	ADDL SUBR INSR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
C	<b>GENERAL LIABILITY</b> <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> Indpend. Contractors <input checked="" type="checkbox"/> Contractual Liab. GEN'L AGGREGATE LIMIT APPLIES PER: <input checked="" type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC	Y	Y	PACP7468L777	1/15/2011	1/15/2012	EACH OCCURRENCE \$ 1,000,000 DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 1,000,000 MED EXP (Any one person) \$ 10,000 PERSONAL & ADV INJURY \$ 1,000,000 GENERAL AGGREGATE \$ 2,000,000 PRODUCTS - COM/PROP AGG \$ 2,000,000
D	<b>AUTOMOBILE LIABILITY</b> <input type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input checked="" type="checkbox"/> HIRED AUTOS <input checked="" type="checkbox"/> NON-OWNED AUTOS	Y	Y	BA7468L949	1/15/2011	1/15/2012	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000 BODILY INJURY (Per person) \$ BODILY INJURY (Per accident) \$ PROPERTY DAMAGE (Per accident) \$
E	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DEDUCTIBLE \$ RETENTION \$	Y	Y	CUP8150Y297	1/15/2011	1/15/2012	EACH OCCURRENCE \$ 2,000,000 AGGREGATE \$ 2,000,000
B	<b>WORKERS COMPENSATION AND EMPLOYERS' LIABILITY</b> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/ MEMBER EXCLUDED? <input type="checkbox"/> Y/N <input checked="" type="checkbox"/> N/A (Mandatory in NH) DESCRIPTION OF OPERATIONS below		Y	UB6418Y599	6/1/2011	6/1/2012	<input checked="" type="checkbox"/> WC STATUS <input type="checkbox"/> OTH- <input checked="" type="checkbox"/> TORY LIMITS <input type="checkbox"/> ER E.L. EACH ACCIDENT \$ 500,000 E.L. DISEASE - EA EMPLOYEE \$ 500,000 E.L. DISEASE - POLICY LIMIT \$ 500,000
A	<b>Professional Liab</b> DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101. Additional Remarks: Schedule, if more space is required)	N	Y	DPR9694800	8/1/2011	8/1/2012	\$1,000,000 Per Claim/ \$2,000,000 Annual Aggregate

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (Attach ACORD 101. Additional Remarks: Schedule, if more space is required)  
The claims made professional liability coverage is the total aggregate limit for all claims presented within the annual policy period and is subject to a deductible. 30 Days notice of cancellation in favor of the certificate holder on all policies. City of Plano is shown as an additional insured on the general, auto and umbrella liability coverages as required by contract. The general liability coverage is on a primary and non-contributory basis. Umbrella liability

<b>CERTIFICATE HOLDER</b>  City of Plano Attn: Bill Dakin 1409 Avenue K  Plano TX 75074	<b>CANCELLATION</b>  SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.  <b>AUTHORIZED REPRESENTATIVE</b> 
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ACORD 25 (2009/09)

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<b>DESCRIPTION OF OPERATIONS SECTION CONTINUED</b>		DATE 11/16/2011
<b>CERTIFICATE HOLDER:</b> City of Plano Attn: Bill Dakin 1409 Avenue K  Plano TX 75074	<b>INSURED:</b> Mesa Design Associates, Inc.  1807 Ross Avenue Dallas TX 75201	
<b>DESCRIPTION OF OPERATIONS CONTINUED:</b> coverage follows form. Auto liability is on a primary basis. A waiver of subrogation is shown in favor of City of Plano on all policies as required by contract. - Re: Oak Point Park and Nature Preserve Revised Master Plan		

DOC (10/2003)

